143.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,400 / 845,400
					USE VALUE:	845,400 / 845,400
					ASSESSED:	845,400 / 845,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHILDS ROBERT M	
Owner 2:	GRAHAM HILARY L	
Owner 3:		
Street 1:	16 PINE RIDGE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	NORTH CHRISTOPHER -
Owner 2:	NORTH TAMARA L -
Street 1:	16 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1681 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	378,500	1,300	465,600	845,400
Total Card	0.124	378,500	1,300	465,600	845,400
Total Parcel	0.124	378,500	1,300	465,600	845,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.94 | /Parcel: 502.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 92429
GIS Ref:
GIS Ref:
Insp Date: 06/09/18

!11072!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,500	1300	5,400.	465,600	845,400		Year end	12/23/2021
2021	101	FV	367,800	1300	5,400.	465,600	834,700		Year End Roll	12/10/2020
2020	101	FV	367,300	1300	5,400.	465,600	834,200	834,200	Year End Roll	12/18/2019
2019	101	FV	241,900	1400	5,400.	436,500	679,800	679,800	Year End Roll	1/3/2019
2018	101	FV	243,700	1400	5,400.	360,800	605,900	605,900	Year End Roll	12/20/2017
2017	101	FV	243,700	1400	5,400.	331,700	576,800	576,800	Year End Roll	1/3/2017
2016	101	FV	243,700	1400	5,400.	302,600	547,700	547,700	Year End	1/4/2016
2015	101	FV	230,100	1400	5,400.	296,800	528,300	528,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:51:05

LAST REV

Date	Time
08/16/21	14:17:16
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORTH CHRISTOPH	47339-237		4/28/2006	Change>Sale	546,500	No	No		
KEOHANE DAVID &	30791-491		10/25/1999		345,000	No	No		
DALRYMPLE DOROT	22297-356		8/14/1992		183,900	No	No		Y

USER DEFINED

Prior Id # 1:	92429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2021	934	Ingr. Po	30,000	O				
3/15/2018	274	Addition	290,000	O				
5/8/2006	353	Manual	32,000			G7	GR FY07	1 FLOOR SUPPORT
8/17/1998	538	Manual	2,500					REROOF
5/1/1995	216		2,000					ADD 14X20 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2019	Left Notice	DGM	D Mann
10/30/2019	Permit Visit	DGM	D Mann
6/9/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	294	PATRIOT
4/27/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	80.	1.08	9									465,601						465,600	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	465,601	Spl Credit		Total:	465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27466536
Const Adj.:	1.05837357
Adj $ / SQ:	182.125
Other Features:	100090
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464973
Depreciation:	86485
Depreciated Total:	378488

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

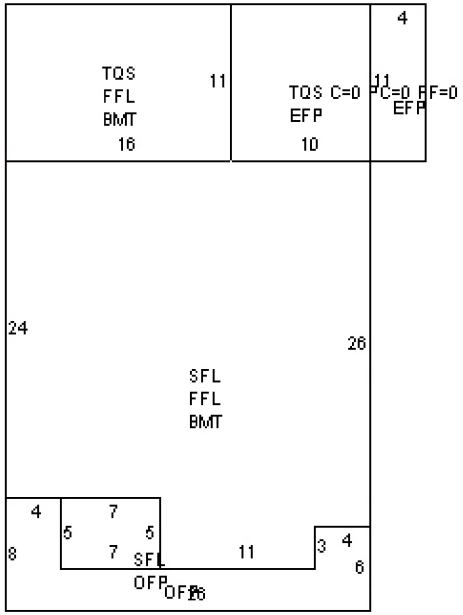
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.12
Special Features:	0	Val/Su Net:	133.13
Final Total:	378500	Val/Su SzAd	225.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	863	54.640	47,152
FFL	First Floor	863	182.120	157,174
SFL	Second Floor	686	182.120	124,919
EFP	Enclos Porch	154	47.520	7,319
OFP	Open Porch	145	29.510	4,278
TQS	3/4 Story	132	182.120	24,040
	Net Sketched Area:	2,843	Total:	364,882
Size Ad	1680.8999	Gross Area	2923	FinArea 1681

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	8X6	A	AV	1980	40.00	T	31.2	101			1,300			1,300

More: N	Total Yard Items:	1,300	Total Special Featues:		Total: 1,300

IMAGE

AssessPro Patriot Properties, Inc